

# FOR LEASE

## OPA LOCKA INDUSTRIAL FACILITY

13001 NW 38TH AVENUE  
OPA LOCKA, FL 33054

**±27,000 SF WITH A YARD  
FOR LEASE**

CBRE, as exclusive representative, is pleased to present this opportunity to acquire a ±56,900 SF industrial facility in the heart of Opa Locka just minutes away from all major highways and airports.



LARRY GENET

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### PROPERTY FEATURES

- Fire sprinklered
- Fire alarms
- On rail
- 20' clear height
- Fully secured truck court
- Storage Yard
- 2400 amps 480 volt  
3 phase power

# CBRE

## PROPERTY OVERVIEW

CBRE, as exclusive representative, is pleased to present the opportunity to lease the Opa Locka Industrial Facility. The property, located in the heart of Opa Locka, features  $\pm 27,000$  SF of warehouse/manufacturing/distribution space with a large truck court and yard just minutes away from all major highways and airports. Built in 1975, this building features  $\pm 10\%$  of office space. This facility is 100% sprinklered and 20' clear. The property offers a total of six (6) dock high doors, one ramp and a fully secured truck court. The building has heavy 3 phase electric with 2,000 AMPS at 280/120 Volts and is capable of running a large manufacturing operation or servicing multiple tenants.

The building is located in sunny South Florida which is a "will to work state" with the benefits of zero-income tax, as well as other tax/financial benefits to owners including being within an opportunity zone. Conveniently located near Miami and Fort Lauderdale with a key location next to 4 major highways and 2 major airports.



PROPERTY ADDRESS	13001 NW 38th Avenue Opa Locka, FL 33054
PARCEL NUMBER	08-2129-010-0150
TOTAL BUILDING SIZE	$\pm 56,900$ SF (3 units)
OFFICE	$\pm 10\%$
FOR LEASE	$\pm 27,000$ SF
LOT SIZE	$\pm 3.15$ Acres (Per County Records)
YEAR BUILT	1975 (Per County Records)
CLEAR HEIGHT	$\pm 20'$
ZONING	I-3
LOADING	Six (6) dock high doors & One ramp
TAXES	\$83,578.82 (2021)
SPRINKLERS	100% throughout
SECURITY	Alarm system with perimeter fencing

## MARKETING ADVISORS

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